

6606 South Florida Avenue, Lakeland, FL 33813
For Sale: Rare Waterfront Commercial Parcel

DETAILS

- 2.63± acres
- 700± feet frontage on S. Florida Ave.
- Zoning: Commercial Activity Center/Polk County
- Sale/Purchase price: \$1,600,000.00.



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Will Daniel

FL, Broker- Associate
863-619-6740
will@mahoneygroupinc.com

3825 South Florida Avenue, Suite 5
Lakeland, Florida 33813
Phone: 863-619-6740
www.mahoneygroupinc.com

Maria Mahoney

FL, Real Estate Broker
863-640-0445
maria@mahoneygroupinc.com



RARE WATERFRONT HIGH PROFILE COMMERCIAL PARCEL SOUTH LAKELAND – FLORIDA

Property Address: 6606 South Florida Avenue, Lakeland, FL 33813

Property Location: On South Lakeland's main North/South thoroughfare in commercial corridor. Nestled between 2 major residential communities ("Christina" and "ImperiaLakes"). Overlooking Clark Lake, next to Christina Cove, a waterfront office condominium and Village on the Avenue (259 garden-style apartments). Immediately South of Christina Blvd. and ¼ mile North of Shepherd Road (both signalized intersections).

Type Property: Waterfront vacant land.

Size Property: 2.63 ± acres (114,563 ± SF)

Frontage: 693 ± Linear feet on South Florida Avenue; 713.38 ± LF on Clark Lake; North and South boundaries vary in depth.

Land Use/Zoning: CAC (Community Activity Center) Unincorporated Polk County/part of Christina Planned Unit Development PUD 71-5. Allows a wide range of commercial uses from restaurant, general retail, medical, automotive sales and more.

Potential Development: Previous site plan showed up to 20,000± SF of potential retail, patio restaurant and other community services (to be verified based on current building code). Potential residential development subject to rezoning.

Improvements: On-site 5,000 ± SF concrete slab and existing paved parking. Income from existing billboard.

Utilities: Electric: City of Lakeland – gas – 10" water line – 12" wastewater line, Polk County services.

Traffic Count: 38,000 + vehicles per day.

Ad Valorem taxes: \$3,610.55 (Year 2022) subject to increase, if new development.
Folio: 23-29-24-000000-034040, Polk County

Comments:

- Prime location, frontage, high visibility and easy access.
- Unique development property in high demographics area.
- Existing median cut in front of the property is scheduled for closure by Florida Dept. of Transportation.

Sale/Purchase Price: \$1,600,000.00, cash to Seller.

Exclusive Contact: Will Daniel, Broker-Associate 863 619-6740 – Maria Mahoney, Broker, 863 640-0445.

DEMOGRAPHICS			
POPULATION	2 mile	5 mile	10 mile
2025 Projection	25,513	109,143	280,705
Median Age	40.6	39.5	37.7
Households	9,459	40,111	102,888
Average Household Income	94,197	89,143	70,925
Annual Population Growth	2.40%	2.20%	2.10%

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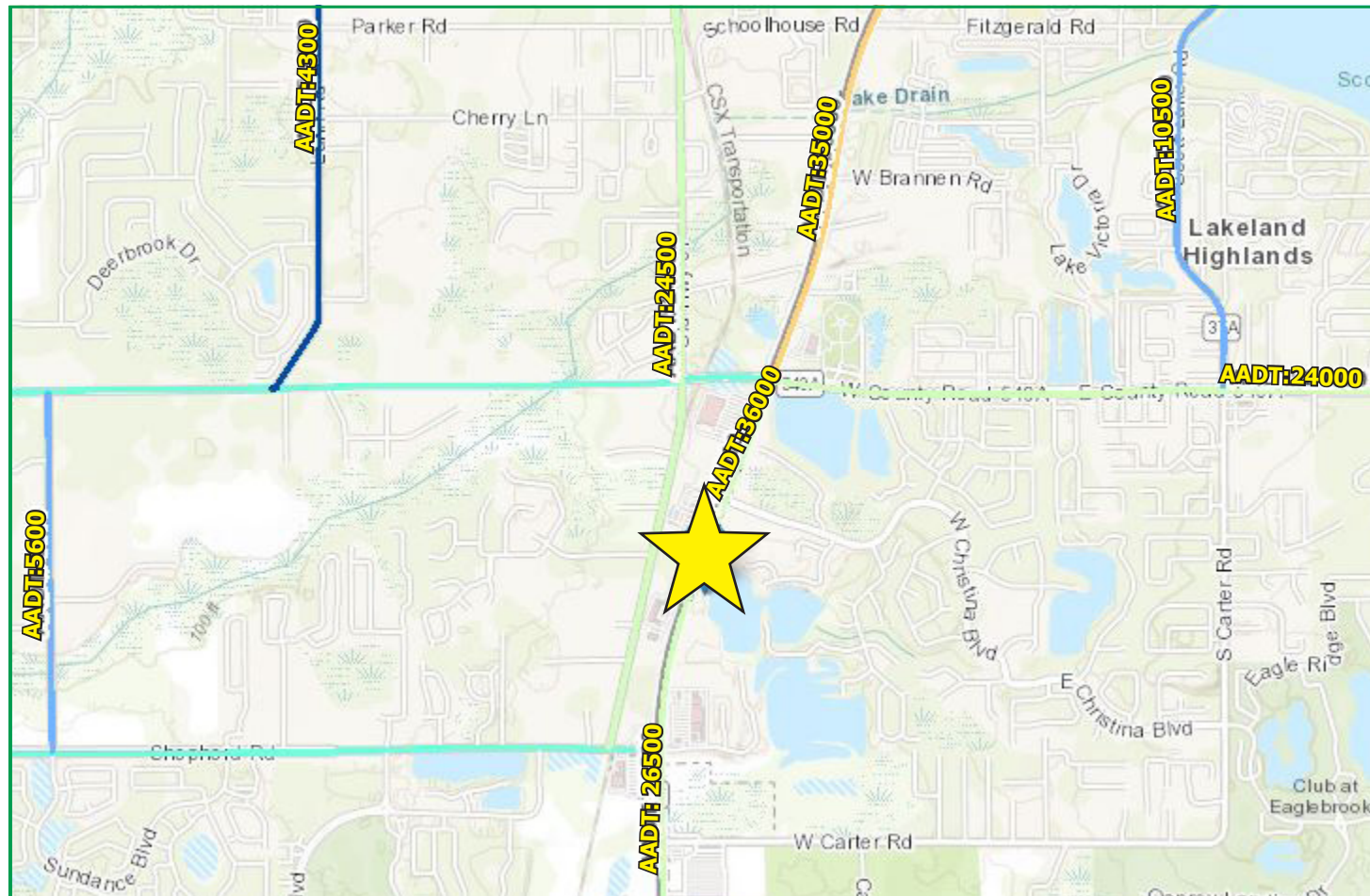


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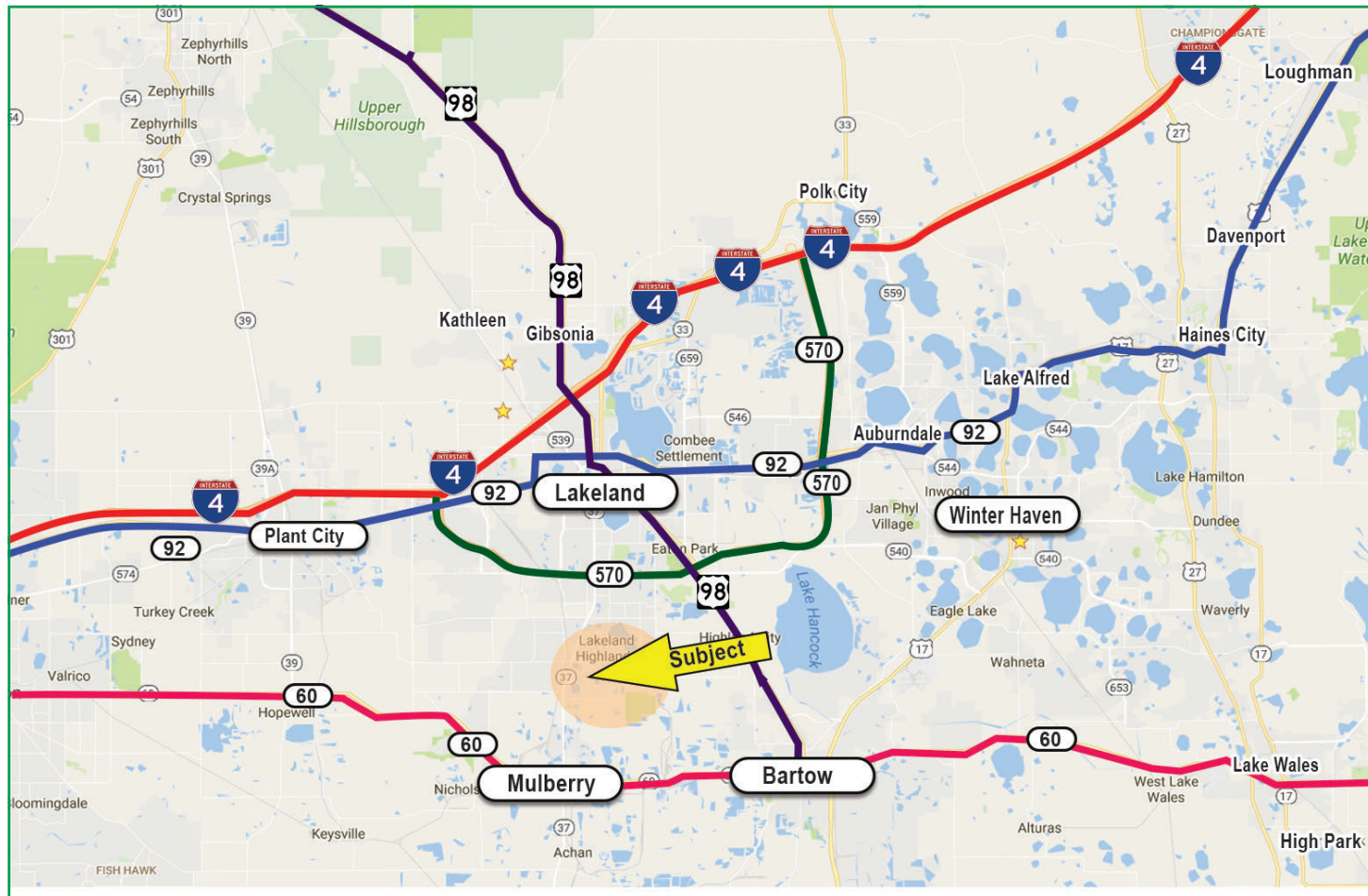
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6606 South Florida Avenue, Lakeland, FL 33813 Traffic Count



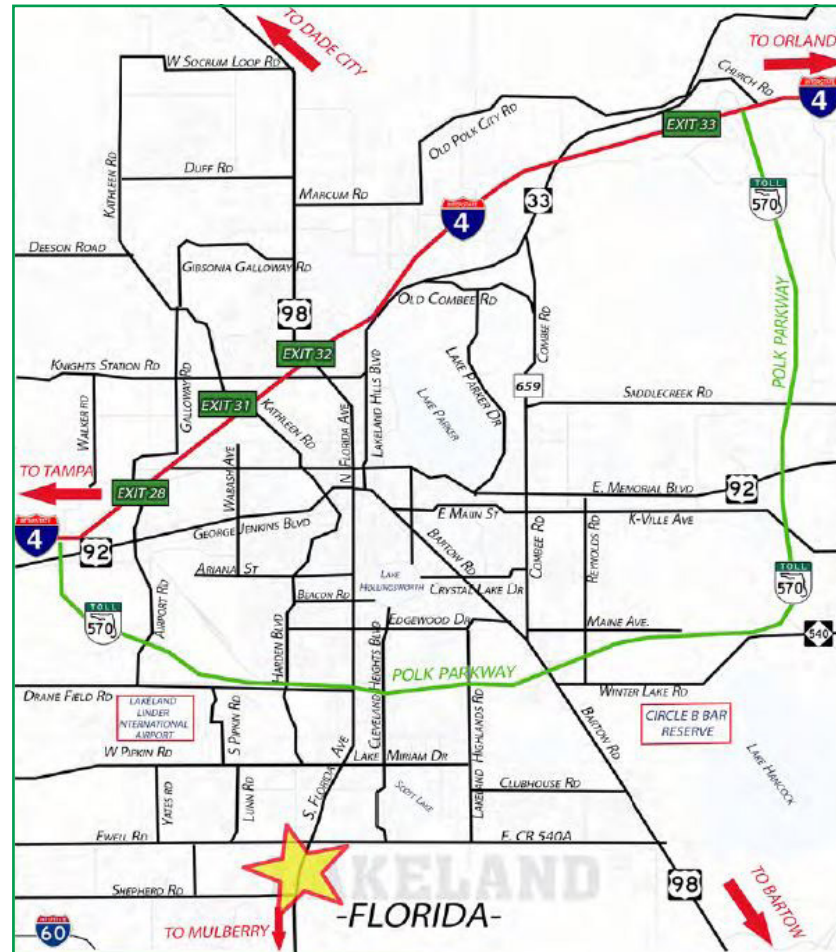
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